

173.0

0006

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

903,100 / 903,100

USE VALUE:

903,100 / 903,100

ASSESSED:

903,100 / 903,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
45		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Owner 1:	CORRELL PETER G-ETAL	Unit #:	
Owner 2:	MANN NORA J		
Owner 3:			

Street 1: 45 WOLLASTON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	

St/Prov:	<th>Cntry:</th> <td></td>	Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 2934 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										115618
										GIS Ref
										GIS Ref
										Insp Date
										08/25/18

1 of 1

Residential

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903,100 / 903,100

903,100 / 903,100

PREVIOUS ASSESSMENT

Parcel ID 173.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,400	0	8,750.	477,800	903,200	903,200	Year End Roll	12/18/2019
2019	101	FV	336,400	0	8,750.	477,800	814,200	814,200	Year End Roll	1/3/2019
2018	101	FV	336,600	0	8,750.	423,200	759,800	759,800	Year End Roll	12/20/2017
2017	101	FV	336,600	0	8,750.	354,900	691,500	691,500	Year End Roll	1/3/2017
2016	101	FV	336,600	0	8,750.	354,900	691,500	691,500	Year End	1/4/2016
2015	101	FV	328,600	0	8,750.	307,100	635,700	635,700	Year End Roll	12/11/2014
2014	101	FV	328,600	0	8,750.	296,900	625,500	625,500	Year End Roll	12/16/2013
2013	101	FV	328,600	0	8,750.	282,600	611,200	611,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAY VIRGINIA M	22063-234		5/27/1992		197,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2020	219	Solar Pa	29,000	C				
5/26/2000	451	Addition	125,000	C				2 ST ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Meas/Inspect	HS	Hanne S
3/9/2009	Inspected	163	PATRIOT
12/8/2008	Measured	372	PATRIOT
2/11/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
6/14/1999		JFK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

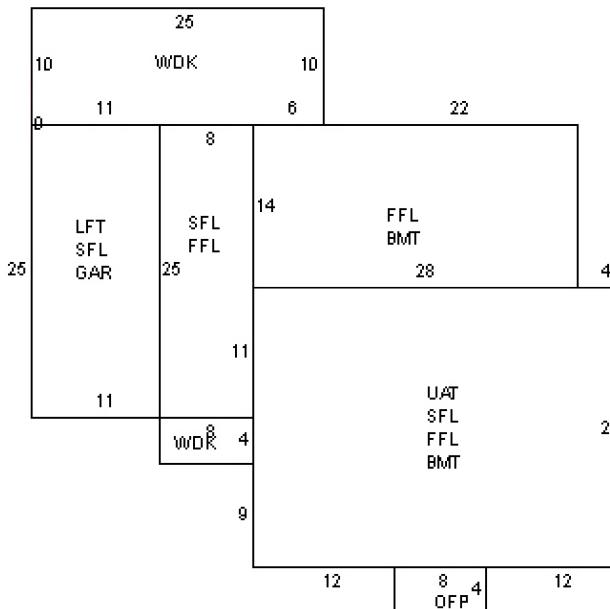
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:	1	Rating: Average
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRS: 4
	Baths: 1	HB

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue:		Rating:
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CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			
Economic:			
Special:			
Override:			

CALC SUMMARY

Total:	26.4	%
Bsmnt Flr:	12 - Concrete	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

NET AVAILABILITY

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 143.52
Special Features:	0	Val/Su Net: 92.76

PARCEL ID

Final Total:	425300	Val/Su SzAd	163.39
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MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

173.0-0006-0010.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,360	130.470	177,442
SFL	Second Floor	1,243	130.470	162,177
BMT	Basement	1,160	47.120	54,655
WDK	Deck	282	9.460	2,667
GAR	Garage	275	23.870	6,565
UAT	Upper Attic	192	52.190	10,020
LFT	Loft	41	130.470	5,382
OPF	Open Porch	32	43.600	1,395
	Net Sketched Area:	4,585	Total:	420,303
Size Ad	2603	Gross Are	5395	FinArea
				2934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	G	

IMAGE

AssessPro Patriot Properties, Inc